

REQUEST FOR COUNCIL ACTION

SUBJECT: Text Amendment –changing the boundaries of the West Side Planning Area (WSPA).

SUMMARY: Text Amendment – Amend West Jordan City Code, Section 13-5J-2A, amending the area of the West Side Planning Area (WSPA); Barrett Peterson, Peterson Development (applicant) [Larry Gardner (planner)]

FISCAL IMPACT: None.

STAFF RECOMMENDATION:

Staff recommends that the City Council amend the West Jordan 2009 Code, Section 13- 5J-2A, “WSPA Defined”, changing the boundaries of the West Side Planning Area (WSPA).

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission, by a vote of 3-2, recommends that the City Council amend the West Jordan Municipal Code, Section 13- 5J-2A, “WSPA Defined”, changing the boundaries of the West Side Planning Area (WSPA).

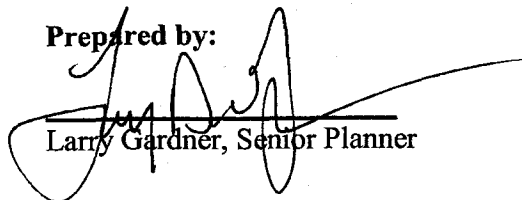
MOTION RECOMMENDED:

Text Amendment Motion:

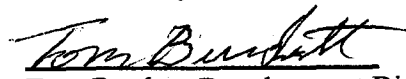
“I move to adopt and instruct the Mayor to sign Ordinance 15- 02 amending West Jordan 2009 City Code Section, 13- 5J-2A, “WSPA Defined”, changing the boundaries of the West Side Planning Area (WSPA).

Roll Call vote required

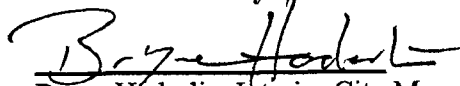
Prepared by:


Larry Gardner, Senior Planner

Reviewed by/Concur with:


Tom Burdett, Development Director

Recommended by:


Bryce Haderlie, Interim City Manager

Reviewed as to legal form:


Robert Thorup, Deputy City Attorney

I. BACKGROUND & ANALYSIS:

The applicant is requesting a text amendment to City Code Section 13-5J-2A amending the area description of the West Side Planning Area (WSPA) from 370 acres to 410 acres and extending the western boundary to 6700 West. The WSPA was a zone covering a much larger land use area at one time. The City Council decided to eliminate the WSPA as a zone, but as a result of a litigation settlement agreement, the WSPA continues to apply to land that is now comprised of just the Highlands Development area. There are still many tracts of land that have WSPA zoning designation which are no longer governed by WSPA zoning. The proposed property is one of those properties. The applicant wants to include a 40 acre tract of land adjacent to the Highlands development as governed by the WSPA. The applicant's intent is to construct single family dwellings on the property and desires the benefit of the WSPA zoning.

II. TEXT AMENDMENT REQUEST

To expand the boundaries of the land governed by the WSPA, the text of section 13-5J-2A needs to be amended. The text currently reads:

"A. WSPA Defined: The WSPA is described as an area approximately three hundred seventy (370) acres in area, located between 5600 West and 6450 West, 7800 South and 8200 South. Though the WSPA once covered a more expansive area, it now applies only to the master planned development specifically known as the Highlands. The development boundary of the WSPA (the Highlands master development plan) is defined on the city's future land use and zoning maps. Throughout this section, the Highlands master development plan will be referenced as the WSPA."

Section 13-5J-2A would be amended as follows:

A. WSPA Defined: The WSPA is described as an area approximately ~~three hundred seventy (370)~~ **four hundred and ten (410)** acres in area, located between 5600 West and 6450 ~~6700~~ West, 7800 South and 8200 South.

The amended text is the first step to include, the additional 40 acres into coverage by the West Side Planning Area. If this 40 acres is to be included within the Highlands, the Highlands map and development plan will need to be amended at a future time. If this land is to be governed by the Highlands Development Agreement, there will need to be amendments approved by the City Council. Further a separate application process would be required to include the 40 acres into the Highlands Assessment Area.

III. FINDINGS OF FACT:

Section 13-7D-7(B) Findings for approval: Text Amendments

Criteria 1: *The proposed amendment conforms to the general plan and is consistent with the adopted goals, objectives and policies described therein;*

Discussion: The zoning text amendment will make the provisions of the WSPA zone applicable to this property. The amendment will not change the land use or

Discussion: The zoning text amendment will make the provisions of the WSPA zone applicable to this property. The amendment will not change the land use or zoning designation of the property. The property is designated at approximately three fourths low density residential and one fourth medium density residential on the Future Land Use Map of the City. The entire property is zoned Low Density Single Family Residential (LSFR). The applicant's intent and the only option now available will be the development of single family housing. The General Plan page 23 states the following:

West Jordan has historically been a suburban community consisting of primarily single-family homes and open agricultural land. The Current Land Use Survey, completed in March of 2010, indicates that nearly 30% of all developed land in West Jordan is occupied by single-family residential uses. One of the primary goals of this General Plan is to continue to encourage new development that is integrated with existing development, and to make the most efficient use of existing infrastructure.

The plan also states on the same page that "lower density single-family residential uses are the most preferred in West Jordan" The applicant is not proposing to change the land use type or density.

On page 30 of the General Plan an implementation policy states the following:

Require developers to prepare small area plans showing the relationship of proposed subdivisions to the neighborhood of which they will be a part. These plans should illustrate, among other things: access to the general street system, connections to adjacent neighborhoods and properties, schools, recreation sites, and other facilities and services.

The inclusion of the 40 acre parcel into the coverage of the WSPA will satisfy this policy. Because the parcel is adjacent to the Highlands it will be a seamless transition into the development and will result in similar uses, development patterns, roadway connections, trail improvements and housing types.

Finding: The proposed amendment conforms to the general plan and is consistent with the adopted goals, objectives and policies described therein.

Criteria 2: *The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to this title.*

Discussion: The applicant justifies this request by the following points:

- *This property is currently zoned LSFR which is only applicable within the WSPA/Highlands Master Plan.*
- *The conceptual density of this project is very similar to that of Loneview North and would be consistent with the adjacent land use.*
- *The WSPA allows flexibility to create a single family neighborhood with more variety of lot sizes.*

The General Plan on Page 22 Goal 3 states:

"Promote land use policies and standards that are economically feasible and orderly, which also protect desirable existing land uses and minimize impacts to existing neighborhoods."

"1. The type, location, timing, and intensity of growth shall be managed. Premature and scattered development shall be discouraged.

2. Growth shall be limited to those areas of the city that can provide for adequate levels of service (i.e. water, sewer, fire and police protection, schooling, and transportation)."

The amendment will result in a single family development similar in type, density and layout as the adjacent housing development to the east. The 40 acre property proposed to be included into the coverage by the WSPA zone is marginal agriculture land and is not designated on the future land use map as agricultural.

Finding: The proposed amendments are appropriate given the context of the request and there is sufficient justification for a modification to this title.

Criteria 3: *The proposed amendment will not create a conflict with any other Section or part of this title or the general plan.*

Discussion: The proposed amendments will not conflict with other sections of the 2009 City Code or the General Plan. The proposed amendment would resolve conflict within the General Plan due to the land currently being zoned LSFR and the LSFR zone only being fully functional within the WSPA zone.

Finding: The proposed amendment will not create a conflict with any other Section or part of this title or the general plan.

Criteria 4: *The proposed amendments do not relieve a particular hardship, nor does it confer any special privileges to a single property owner or cause, and it is only necessary to make a modification to this title in light of corrections or changes in public policy.*

Discussion: The text amendment does not relieve the applicant of any "hardships" or excuse them from other ordinance requirements. This text amendment is unique in that it is geographically constrained to the WSPA and this particular 40 acre piece of property, and will not apply City wide. The text amendment results in a change more like a map amendment. The applicant will not be able to use this amendment outside of the boundaries created by the text amendment. The proposed amendment will resolve a conflict due to the land currently being zoned LSFR and the LSFR zone only being full functional within the WSPA.

Finding: The proposed amendment does not relieve a particular hardship, nor does it confer any special privileges to a single property owner or cause, and it is

only necessary to make a modification to this title in light of corrections or changes in public policy.

IV. CONCLUSION:

The proposed text amendment amending the boundaries of the West Side Planning Area (WSPA) meets all of the criteria for an ordinance text amendment. The inclusion of the 40 acre parcel that is contiguous will result in similar single family residential and connect to the trail system of the Highlands. The proposed text amendment will not result in any detrimental impacts to this area of the City.

V. ATTACHMENTS:

- Exhibit A – Applicant narrative
- Exhibit B – Current WSPA Map
- Exhibit C – Proposed WSPA Map
- Exhibit D – Planning Commission Minutes
- Exhibit E – Ordinance
- Exhibit F - Application

Bryce Haderlie

From: Barrett Peterson <Barrett@choosepeterson.com>
Sent: Tuesday, January 20, 2015 5:18 PM
To: Bryce Haderlie; Justin Peterson; scotttnhowell@live.com
Subject: Rationale for why Peterson Development is requesting Orchard Heights be put into the WSPA
Attachments: Rationale for why Peterson Development is requesting Orchard Heights be put into the WSPA.docx

Bryce,

Here is our brief and succinct rationale for why we think it makes sense to include Orchard Heights into the Highlands.

Thanks, in advance, for placing us on the agenda for the January 28th meeting.

Thanks

Barrett

Rationale for why Peterson Development is requesting Orchard Heights be put into the WSPA:

Orchard Heights is a 40 acre piece of property that is surrounded by the Highlands development. It makes a lot of sense to include this piece within the larger master plan. The main compelling reason is that this development will have 20% open space if allowed into this project:

-If Orchard Heights is allowed to be placed in the WSPA and within the Highlands development, it will be required to have 20% open space. This open space will be in the form of a park or trailhead. It will be maintained by the residents of the Highlands through a Special Assessment area that has already been established. The residents will benefit by having open space near their homes.

-If Orchard Heights is NOT allowed to be placed in the WSPA, there is no guarantee that there will be open space in the subdivision. Peterson Development could opt for traditional R-1-8 zoning that does not require open space.

For this reason, our request is that Orchard Heights can be included within the WSPA zoning and within the Highlands.

Thank You,

Barrett Peterson

Peterson Development



Melanie S. Briggs, MMC
City Clerk
8000 South Redwood Road
West Jordan, Utah 84088
801-569-5117
Fax 801-563-4716

December 15, 2014

Peterson Development
Barrett Peterson
225 South 200 East Suite 200
Salt Lake City UT 84111

Dear Barrett:

The City of West Jordan City Council will hold a public hearing Wednesday, January 7, 2015, at 6:00 p.m. at West Jordan City Hall 8000 South Redwood Road, 3rd Floor, Council Chambers, to receive public comments prior to consideration and approval to amending the 2009 West Jordan Municipal Code Title 13, Chapter 5J, amending the West Side Planning Area Boundary; Peterson Development/Barrett Peterson, applicant. More information at Wjordan.com or you can email questions to info@wjordan. Copies of the City Council agenda packet for the items listed below will be available at the City offices or on the City Council Agenda webpage the Friday prior to the meeting.

You are invited to attend the Public Hearing and take part in the discussions and voice any support or concerns you may have. Items may be moved on the agenda or tabled by the City Council. Copies of the agenda packet for this meeting will be available at the West Jordan libraries and on the City's website www.wjordan.com approximately 4 days prior to the meeting.

If you have any questions, please feel free to call me at 801-569-5117.

Sincerely,

Melanie S Briggs, MMC
City Clerk

Cc: Planning Department
File



Melanie S. Briggs, MMC
City Clerk

8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5117
Fax (801) 563-4716

THE CITY OF WEST JORDAN, UTAH
NOTICE OF PUBLIC HEARING

The City of West Jordan City Council will hold a public hearing Wednesday, January 7, 2015, at 6:00 p.m. at West Jordan City Hall 8000 South Redwood Road, 3rd Floor, Council Chambers, to receive public comments prior to consideration and approval to amending the 2009 West Jordan Municipal Code Title 13, Chapter 5J, amending the West Side Planning Area Boundary; Peterson Development/Barrett Peterson, applicant. More information at Wjordan.com or you can email questions to info@wjordan. Copies of the City Council agenda packet for the items listed below will be available at the City offices or on the City Council Agenda webpage the Friday prior to the meeting.

Published this 21st day of December 2014
Melanie S Briggs, MMC
City Clerk

Please find the applicant's narrative on the following page

Applicant's Narrative

Exhibit A

October 28, 2014

West Jordan City Staff
8000 South Redwood Road
West Jordan, Utah 84088

Subject: Zoning Text Amendment of Ordinance 13-5J-2

Dear West Jordan City Council and Staff,

The purpose of this Zoning Text Amendment is to change text pertaining to the acreage of the WSPA/Highlands Master Plan found in Zoning Ordinance 13-5J-2 to include an additional 39.85 acres. We want to include Orchard Heights, a 39.85 acre single family project, in the Highlands Master Plan. It is located South of 7800 South, East of 6700 West and directly adjacent to the Highlands Master Planned Community, specifically the Loneview North community.

There are several reasons for wanting to include this property in the Highlands Master Plan:

- This property is currently zoned LSFR which is only applicable within the WSPA/Highlands Master Plan.
- The conceptual density of this project is very similar to that of Loneview North and would be consistent with the adjacent land use.
- Adding this acreage to the Highlands Master Plan would increase the overall number of people paying into the Highlands SAA and consequently decrease the fee per unit.
- The WSPA zoning requires 20% open space that can be used for community parks and trails. The maintenance vehicle is already in place to maintain these amenities.
- The WSPA allows flexibility to create a single family neighborhood with more variety of lot sizes.

This proposed Zoning Text Amendment would further promote the objectives and purposes of the West Jordan Municipal Code, Section 13-7D-7(B): Amendments to the text of this title shall meet the following criteria:

Criteria 1: The proposed amendment conforms to the general plan and is consistent with the adopted goals, objectives and policies described therein;

The property in question is designated low density on the general land use map and incorporating this property into the WSPA/Highlands Master Plan will be consistent with the general plan in keeping it in a low density, single family land use.

Criteria 2: The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to this title;

The proposed amendment is appropriate given the context and justification given for the amendment.

Criteria 3: The proposed amendment will not create a conflict with any other section or part of this title or the general plan; and

The proposed amendment would resolve conflict within the general plan due to the land currently being zoned LSFR and the LSFR zone only being applicable within the WSPA/Highlands Master Plan.

Criteria 4: The proposed amendment does not relieve a particular hardship, nor does it confer any special privileges to a single property owner or cause, and it is only necessary to make a modification to this title in light of corrections or changes in public policy.

The proposed amendment does not relieve hardship nor create special privileges for any single property owner or cause. The amendment is necessary in order to correctly place the property under its current zoning designation.

We look forward to discussing our proposal with you.

Sincerely,



Barrett Peterson
Peterson Development

13-5J-2: ESTABLISHMENT:

- A. WSPA Defined: The WSPA is described as an area approximately ~~three hundred seventy (370)~~ **four hundred ten (410)** acres in area, located between 5600 West and ~~6450 West~~ **6700 West**, 7800 South and 8200 South. Though the WSPA once covered a more expansive area, it now applies only to the master planned development specifically known as the Highlands. The development boundary of the WSPA (the Highlands master development plan) is defined on the city's future land use and zoning maps. Throughout this section, the Highlands master development plan will be referenced as the WSPA.
- B. Future Land Use Map: The future land use map is to be utilized as a reference for designating specific land use types and residential densities as described in the general plan and map.
- C. WSPA Zoning Districts: The standards and other requirements of this article apply only within the WSPA. (2001 Code § 89-3-1102; amd. 2009 Code; Ord. 13-11, 3-27-2013)



Current WSPA Map

Exhibit B



Proposed WSPA Map

Exhibit C

Please find the Planning Commission Minutes of December 2, 2014 on the following pages.

Exhibit D **Planning Commission Minutes**

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD DECEMBER 2, 2014 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Dan Lawes, Sophie Rice, Zach Jacob, Ellen Smith, and Bill Heiner. David Pack and Lesa Bridge were excused.

STAFF: Tom Burdett, Larry Gardner, Greg Mikolash, Nannette Larsen, Nathan Nelson, Robert Thorup and Julie Davis.

OTHERS: Kaylen Nichols, Elizabeth Beutler, Addison Beutler.

The briefing meeting was called to order by Dan Lawes. The agenda was reviewed and clarifying information was given regarding the history of the WSPA.

The regular meeting was called to order at 6:00 p.m.

1. **Consent Calendar**
Approve Minutes from November 18, 2014

MOTION: Zach Jacob moved to approve the Consent Calendar. The motion was seconded by Bill Heiner and passed 5-0 in favor. Lesa Bridge and David Pack were absent.

- *****
2. **Redwood Customs; 8133 South Redwood Road; Conditional Use Permit for Retail Sales; CC-R (TSOD) Zone; Redwood Customs/Addison Beutler (applicant) [#CUP20140008; parcel 21-34-252-002]**

Addison Beutler, applicant for Redwood Customs, said the proposal is for a retail store that will primarily sell motorcycle clothing and accessories. The exterior of the existing building will not change and the ownership will remain the same.

Nannette Larsen stated that based on the positive findings set forth in the staff report, staff recommended that the Planning Commission approve the Conditional Use Permit to allow for a retail store located at 8133 South Redwood Road in a CC-R zoning district, with the conditions of approval as listed below.

Conditions of Approval:

1. The proposed business shall meet all applicable Zoning, Building, Engineering and Fire Departments' requirements.
2. Permanent and/or temporary signage shall adhere to the requirements found in Title 12 of the City of West Jordan Municipal Code.
3. All changes to the site shall be consistent with the Conditional Use application and Development Plan.
4. The decision of the Planning Commission shall be final and effective fifteen (15) days from the date of the decision, unless an appeal is filed.

Dan Lawes opened the public hearing.

Further public comment was closed at this point for this item.

MOTION: Sophie Rice moved based on the positive findings set forth in the staff report and the information received during the meeting to approve the Conditional Use Permit for Redwood Customs retail store; 8133 South Redwood Road; Redwood Customs/Addison Beutler (applicant) with the conditions 1 through 4 as outlined in the staff report. The motion was seconded by Zach Jacob and passed 5-0 in favor. Lesa Bridge and David Pack were absent.

3. Text Amendment – Amend the West Jordan Municipal Code Section 13-5J amending the West Side Planning Area Boundary; Peterson Development/ Barrett Peterson (applicant) [#TA20140010]

Kaylen Nichols, representing the applicant Peterson Development, stated that the subject property was recently acquired by Peterson Development in hopes to add it to the adjacent Highlands development. The addition would square off and make a good gateway into the Highlands development off of 6700 West. They do not want to change the zoning from LSFR, so it will be a nice continuation of the project into Loneview North.

Bill Heiner asked how much of the property is developable.

Kaylen Nichols said there is some topography on the property, but most of the property is developable. If it is amended into the Highlands project then 20% would be left as open space, planned as parks or detention, or would become part of the trail system. They are hoping to make a trailhead off of 6700 West to continue through the Highlands.

Larry Gardner explained that this is a text amendment request to the zoning code for the WSPA. An amendment to the Highlands master plan will be brought forward at the time of the subdivision if this is added into the WSPA.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council for the proposed text amendment amending Section 13-15J-2A of the 2009 City Code as provided in Exhibit D attached to the staff report.

Zach Jacob asked if the property could be added to the Highlands without being included in the WSPA.

Larry Gardner said the ordinance specifies the WSPA as the Highlands. When the WSPA was reduced it made the Highlands and the WSPA synonymous. The WSPA doesn't exist anywhere outside of the Highlands.

Dan Lawes asked if anyone else had the option to include their property in the WSPA.

Greg Mikolash said they do if they apply for a text amendment and if it is approved.

Dan Lawes referred to Criteria 4 and said it does seem that this is conferring a special privilege to a single property owner.

Dan Lawes opened the public hearing.

Further public comment was closed at this point for this item.

Zach Jacob had the same thought about benefiting a single property owner. This may be a unique case since the WSPA is placed on specific property, but text amendments to the code should have general application and not to a specific parcel or owner.

Larry Gardner said if this is undeveloped ground and if the Petersons were the only owners in the Highlands then it might be the case; however, there are several property owners in the project area including Smith's and Garbett Homes. One of the applicant's objectives for the addition is to improve the Highlands. The amendment will add to the overall trails and open space in the Highlands and will also add more into the assessment area.

Dan Lawes asked if those same objectives could be met by changing the zoning to something currently in the code.

Ellen Smith clarified that this application doesn't mention the Highlands, but it is to amend the Municipal Code to put additional acreage within the boundary of the West Side Planning Area. A separate application would put it in the Highlands. If another adjacent property owner wanted to be part of the West Side Planning Area then they could apply for it as well.

Bill Heiner asked if they have to be part of the Highlands in order to be included in the WSPA.

Larry Gardner answered Chairman Lawes and said they could accomplish the same thing with a traditional zoning, but it would still be a zone change that has to come before the planning commission and city council. The property is currently in the LSFR zone, which can't be administered outside of the WSPA. The Highlands may give the applicant a vehicle that they are more comfortable with in managing the wash and the open space, etc., but the wash would still be preserved 50 feet from the top of bank on both sides and dedicated to the city with Euclidian zoning.

Zach Jacob said a broader question should be whether or not they should amend the city code piece by piece. A zoning change isn't a city-wide application. He pointed out a small piece of property south of the church that could be included as well as other properties. If they are going to change the code to allow more property in the WSPA, should they change it to make it easier for future applicants? Then it would be a city-wide application and would benefit more than one property owner per se.

Sophie Rice said they are just changing the definition of the number of acres and the boundary.

Ellen Smith said these questions are relevant and worth mentioning, but they are more relevant at the city council level.

Bill Heiner said if there is a great benefit for the WSPA then why not go to a larger area.

Zach Jacob said adjacent property owners can apply for the same code amendment, but code amendments are for city-wide applicability and not like a rezoning.

Greg Mikolash said they should look at this as a special planning area. When it was created it was thought of in terms of boundaries, and the boundary unexpectedly shrunk a couple of years ago. They are trying to find a boundary that works and is feasible. In this case there is a physical boundary to the west side and it probably won't expand to the north. This has always been considered a special planning area rather than being something that is city-wide.

Ellen Smith said it is in the framework of something more like a TOD.

Greg Mikolash said yes, and the acreage went from 6500 acres to 370 acres.

Bill Heiner asked what caused the WSPA area to shrink so dramatically.

Greg Mikolash said it was precipitated because of some discussions and later with legislative decisions due to density conversations during the General Plan update.

Dan Lawes said the direction was to move away from having a larger defined area, so with this request we are moving backwards.

Zach Jacob asked if there is other former WSPA property with WSPA zoning, because this is a bigger issue than 40 acres.

Larry Gardner said there are a lot of properties with that zoning.

Dan Lawes asked if they should address that issue and clean it up.

Tom Burdett said they will discuss whether or not to replace the zoning for properties with WSPA zoning with Euclidian zoning.

Sophie Rice referred to Criteria 4 and said she didn't see how approving this amendment would relieve a specific hardship just for the applicant, and she didn't feel that it was a special privilege.

Ellen Smith agreed with Commissioner Rice. The amendment gives the applicant a tool to continue to develop the property in a consistent fashion, especially if the commission is viewing the request in the same fashion as they do with a TSOD or other planning areas they have considered.

Bill Heiner agreed that it makes it more homogenous.

MOTION: Bill Heiner moved based on the findings in the staff report and the new evidence and further explanations to forward a positive recommendation to the City Council for the proposed text amendment to Section 13-5J-2A WSPA Defined; Peterson Development/Barrett Peterson (applicant) as addressed in the staff report. The motion was seconded by Ellen Smith and passed 3-2 in favor with Zach Jacob and Dan Lawes casting the negative votes.

Tom Burdett gave an update on recent city council actions and applications.

MOTION: Zach Jacob moved to adjourn.

The meeting adjourned at 6:26 p.m.

DAN LAWES
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2014

Please find the WSPA ordinance amendment on the following pages.

Ordinance

Exhibit E

Legal Review-Date/Initial: 12-11-14 / AKT
Text/Format -Date/Initial: 12/11/2014 / BAC
Dept. Review-Date/Initial: 12/23/14 / TDB
Adopted: -2015 Effective:

THE CITY OF WEST JORDAN, UTAH

A Municipal Corporation

ORDINANCE NO. 15- 02 [WSPA]

AN ORDINANCE AMENDING TITLE 13, "ZONING REGULATIONS."

WHEREAS, the City of West Jordan adopted a City Code in 2009, for the purpose of carrying into effect and discharging all powers and duties conferred by law upon the city and its officers, employees and inhabitants, and to provide for the safety, preserve the health, promote the prosperity, improve the morals, peace, good order, comfort and convenience of the city and its inhabitants, and to protect property in the city; and

WHEREAS, the West Jordan City Council finds and determines that the purpose of the 2009 City Code, and the public health and welfare, will best be reached by the adoption of the following amendments to Title 13, Chapter 5 of the 2009 City Code.

NOW THEREFORE, IT IS ORDAINED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH:

Section 1. Title 13, Chapter 5, Article J, Section 2 of the 2009 City Code shall hereafter read as follows:

13-5J-2: ESTABLISHMENT:

- A. WSPA Defined: The WSPA is described as an area approximately four hundred ten (410) acres in area, located between 5600 West and 6700 West, 7800 South and 8200 South.
- B. Future Land Use Map: The future land use map is to be utilized as a reference for designating specific land use types and residential densities as described in the general plan and map.
- C. WSPA Zoning Districts: The standards and other requirements of this article apply only within the WSPA. (2001 Code § 89-3-1102; amd. 2009 Code; Ord. 13-11, 3-27-2013; Ord. 15-____, 01-07-2015)

Section 2. Additions or amendments to the 2009 City Code when passed in such form as to indicate the intention of the city council to make the same a part of the 2009 City Code shall be deemed to be incorporated in the 2009 City Code, so that reference to the 2009 City Code hereafter includes the additions and amendments.

Section 3. This Ordinance shall become immediately effective.

Passed and adopted by the City Council of the City of West Jordan, Utah this 7th day of January, 2015.

CITY OF WEST JORDAN

By: _____
KIM V. ROLFE
Mayor

ATTEST:

MELANIE S. BRIGGS, MMC
City Clerk

Voting by the City Council	"AYE"	"NAY"
Jeff Haaga	_____	_____
Judy Hansen	_____	_____
Chris McConnehey	_____	_____
Chad Nichols	_____	_____
Ben Southworth	_____	_____
Justin D. Stoker	_____	_____
Mayor Kim V. Rolfe	_____	_____

CITY CLERK/RECORDER'S CERTIFICATE OF PUBLICATION

I, Melanie S. Briggs, certify that I am the City Clerk/Recorder of the City of West Jordan, Utah, and that the foregoing ordinance was published in the Legal Section, of the Salt Lake Tribune, on the _____ day of _____, 2015, pursuant to Utah Code Annotated, 10-3-711.

MELANIE S. BRIGGS, MMC
City Clerk/Recorder

[SEAL]

Legislative

13-5J-2: ESTABLISHMENT:

- A. WSPA Defined: The WSPA is described as an area approximately ~~three hundred seventy (370)~~ four hundred ten (410) acres in area, located between 5600 West and ~~6450~~ 6700 West, 7800 South and 8200 South. ~~Though the WSPA once covered a more expansive area, it now applies only to the master planned development specifically known as the Highlands. The development boundary of the WSPA (the Highlands master development plan) is defined on the city's future land use and zoning maps. Throughout this section, the Highlands master development plan will be referenced as the WSPA.~~
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CITY OF WEST JORDAN
COMMUNITY DEVELOPMENT APPLICATION
8000 South Redwood Road
(801) 569-5180

Sidwell # 2034200021 Acreage: 39.85 Lots: Zoning: LSFR

Project Location: 6553 West 7800 South

Project Name: Orchard Heights

Type of Application: ☐ Subdivision ☐ Conditional Use Permit
☐ Site Plan ☐ General Land Use Amendment
☐ Rezone ☐ Agreement
☐ Condominium ☒ Other Zone Text Amendment

Applicant: Barrett Peterson Company: Peterson Development

Address: 225 South 200 East Suite 200

City: Salt Lake City State: Utah Zip: 84111

Telephone: Office: 801-532-2233 Cell:

Email: Barrett@choosepeterson.com

Property Owner: Peterson Development

Address: 225 South 200 East Suite 200

City: Salt Lake City State: Utah Zip: 84111

Telephone: Office: 801-532-2233 Cell:

Email:

Engineer: Company:

Address:

City: State: Zip:

Telephone: Office: Cell:

Email:

Architect: Company:

Address:

City: State: Zip:

Telephone: Office: Cell:

Email:

SIGNATURE: DATE:

Project #: Date:

Received By: ODA PLANNING ENGINEERING

Revised 9/1/14

Application
Exhibit F